



Town of Concord, MA Planning Board Meeting

REVISED AGENDA

Nov. 9, 2021, 7:00 p.m. in person*
141 Keyes Road, 1st Floor Conf. Room,
and remotely via Zoom, see link below

To participate remotely by video, please click the URL to join.

Join Zoom Meeting

<https://us02web.zoom.us/j/85694816276?pwd=bE9xTWpZbkgybUt2c3JUVnZROmpxZz09>

Meeting ID: 856 9481 6276

Passcode: 311546

***Face masks are strongly encouraged for all in person participants.**

To participate remotely by phone, call (toll-free): 877-853-5257 or 888-475-4499

In order to access this virtual meeting, attendees need to register their full name and email when logging in. Attendees will be muted and have no video ability. Applicants will be permitted audio and video during their scheduled item. If an attendee has a question during this virtual meeting, use the Raise Hand function (*9) during the Public Comment period for each item and the Chair will unmute one person at a time to allow them to ask their question. Attendees should give themselves at least ten minutes before the meeting start time to set up and register.

Plans and supporting materials may be reviewed online at: <https://concordma.gov/1440/Planning-Board-Current-Meeting-Documents> or in person in the Planning Division, 141 Keyes Road, during business hours. Please check for a revised agenda as changes to scheduled items could occur prior to the meeting. Time scheduled agenda items will be taken up in the order shown and not before the times shown. The times scheduled do not represent any estimate of the time that may be necessary to discuss each item. Administrative business may be discussed at any time.

7:00 p.m. Recommendation to the Zoning Board of Appeals: Application of Matthew Hall, for a Special Permit under Sections 7.6 and 11.6 of the Zoning Bylaw to construct a single-family dwelling and on-site subsurface sewage disposal system in excess of 440 GPD per acre in the groundwater conservancy district at **5B Seymour Street** (Parcel #3251).

Administrative business:

1. Thoreau Depot Business District Draft Zoning Discussion, FAQ & December 14th Public Forum
2. Floor Area Ratio (FAR) Bylaw Amendment Discussion
3. 2022 Annual Town Meeting Potential Zoning Bylaw Amendments
4. Draft Meeting Minutes: 10/12/21, 10/26/21
5. MGL Ch. 44, Sec. 53G Authorization for Outside Consultant Review – Sunnyside Land Definitive Road Improvement Plan
6. Planning Board Liaison/Town Planner Updates
7. General Public Comment - Public Comments can be submitted to the Planning Division (Planning@concordma.gov) up until 3:00 p.m. on the day of the meeting and will be shared at the end of the meeting.

Posted: 11/3/21, **Revised: 11/9/21**